

SO. CAL. EQUAL ACCESS GROUP
Jason J. Kim (SBN 190246)
Jason Yoon (SBN 306137)
Kevin Hong (SBN 299040)
101 S. Western Ave., Second Floor
Los Angeles, CA 90004
Telephone: (213) 252-8008
Facsimile: (213) 252-8009
scalequalaccess@yahoo.com

Attorneys for Plaintiff
JOHN LEE

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

JOHN LEE,

Plaintiff,

vs.

V & M PROPERTIES, LLC; TAQUERIA
LA VIDA INC; and DOES 1 to 10,
Defendants.

Case No.:

COMPLAINT FOR INJUNCTIVE
RELIEF AND DAMAGES FOR DENIAL
OF CIVIL RIGHTS OF A DISABLED
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL
RIGHTS ACT;

3. CALIFORNIA'S DISABLED
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY
CODE;

5. NEGLIGENCE

Plaintiff JOHN LEE ("Plaintiff") complains of Defendants V & M PROPERTIES,
LLC; TAQUERIA LA VIDA INC; and DOES 1 to 10 ("Defendants") and alleges as
follows:

//

//

PARTIES

1
2 1. Plaintiff is a California resident with a physical disability. Plaintiff is
3 wheelchair-bound and is substantially limited in his ability to walk. Plaintiff requires the
4 use of a wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,
6 business operators, lessors and/or lessees of the real property for a restaurant
7 (“Business”) located at or about 3620 W. 1st St., Santa Ana, California.

8 3. The true names and capacities, whether individual, corporate, associate or
9 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,
10 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of
11 Court to amend this Complaint when the true names and capacities have been
12 ascertained. Plaintiff is informed and believes and, based thereon, alleges that each such
13 fictitiously named Defendants are responsible in some manner, and therefore, liable to
14 Plaintiff for the acts herein alleged.

15 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant
16 times, each of the Defendants was the agent, employee, or alter-ego of each of the other
17 Defendants, and/or was acting in concert with each of the other Defendants, and in doing
18 the things alleged herein was acting with the knowledge and consent of the other
19 Defendants and within the course and scope of such agency or employment relationship.

20 5. Whenever and wherever reference is made in this Complaint to any act or
21 failure to act by a defendant or Defendants, such allegations and references shall also be
22 deemed to mean the acts and failures to act of each Defendant acting individually, jointly
23 and severally.

24 **JURISDICTION AND VENUE**

25 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and
26 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*
27 *seq.*).
28

1 failed to provide proper van accessible space designated for the
2 persons with disabilities as there were no “NO PARKING” markings
3 painted on the surface of the access aisle.

4 d. Defendants failed to maintain accessibility for persons with
5 disabilities to comply with the federal and state standards. Defendants
6 failed to provide at least one accessible entrance as required as the
7 ground that runs up to the entrance did not have level landing and had
8 a slope that was too steep.

9 14. These barriers and conditions denied Plaintiff the full and equal access to the
10 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and
11 patronize the Business; however, Plaintiff is deterred from visiting the Business because
12 his knowledge of these violations prevents him from returning until the barriers are
13 removed.

14 15. Based on the violations, Plaintiff alleges, on information and belief, that
15 there are additional barriers to accessibility at the Business after further site inspection.
16 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*
17 *Eleven, Inc.* 524 F.3d 1034 (9th Cir. 2008).

18 16. In addition, Plaintiff alleges, on information and belief, that Defendants
19 knew that particular barriers render the Business inaccessible, violate state and federal
20 law, and interfere with access for the physically disabled.

21 17. At all relevant times, Defendants had and still have control and dominion
22 over the conditions at this location and had and still have the financial resources to
23 remove these barriers without much difficulty or expenses to make the Business
24 accessible to the physically disabled in compliance with ADDAG and Title 24
25 regulations. Defendants have not removed such barriers and have not modified the
26 Business to conform to accessibility regulations.

27 //

28 //

FIRST CAUSE OF ACTION

VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990

18. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any person who owns, leases, or leases to, or operates a place of public accommodation. *See* 42 U.S.C. § 12182(a).

20. Discrimination, *inter alia*, includes:

- a. A failure to make reasonable modification in policies, practices, or procedures, when such modifications are necessary to afford such goods, services, facilities, privileges, advantages, or accommodations to individuals with disabilities, unless the entity can demonstrate that making such modifications would fundamentally alter the nature of such goods, services, facilities, privileges, advantages, or accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- b. A failure to take such steps as may be necessary to ensure that no individual with a disability is excluded, denied services, segregated or otherwise treated differently than other individuals because of the absence of auxiliary aids and services, unless the entity can demonstrate that taking such steps would fundamentally alter the nature of the good, service, facility, privilege, advantage, or accommodation being offered or would result in an undue burden. 42 U.S.C. § 12182(b)(2)(A)(iii).
- c. A failure to remove architectural barriers, and communication barriers that are structural in nature, in existing facilities, and transportation barriers in existing vehicles and rail passenger cars used by an

1 establishment for transporting individuals (not including barriers that
2 can only be removed through the retrofitting of vehicles or rail
3 passenger cars by the installation of a hydraulic or other lift), where
4 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

- 5 d. A failure to make alterations in such a manner that, to the maximum
6 extent feasible, the altered portions of the facility are readily
7 accessible to and usable by individuals with disabilities, including
8 individuals who use wheelchairs or to ensure that, to the maximum
9 extent feasible, the path of travel to the altered area and the
10 bathrooms, telephones, and drinking fountains serving the altered
11 area, are readily accessible to and usable by individuals with
12 disabilities where such alterations to the path or travel or the
13 bathrooms, telephones, and drinking fountains serving the altered area
14 are not disproportionate to the overall alterations in terms of cost and
15 scope. 42 U.S.C. § 12183(a)(2).

16 21. Where parking spaces are provided, accessible parking spaces shall be
17 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every
18 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in
19 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA
20 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall
21 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

22 22. Under the ADA, the method and color of marking are to be addressed by
23 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California
24 Building Code (“CBC”), the parking space identification signs shall include the
25 International Symbol of Accessibility. Parking identification signs shall be reflectorized
26 with a minimum area of 70 square inches. Additional language or an additional sign
27 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A
28 parking space identification sign shall be permanently posted immediately adjacent and

1 visible from each parking space, shall be located with its centerline a maximum of 12
2 inches from the centerline of the parking space and may be posted on a wall at the
3 interior end of the parking space. See CBC § 11B-502.6, et seq.

4 23. Moreover, an additional sign shall be posted either in a conspicuous place at
5 each entrance to an off-street parking facility or immediately adjacent to on-site
6 accessible parking and visible from each parking space. The additional sign shall not be
7 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in
8 letters with a minimum height of 1 inch the following: "Unauthorized vehicles parked in
9 designated accessible spaces not displaying distinguishing placards or special license
10 plates issued for persons with disabilities will be towed always at the owner's expense..."
11 See CBC § 11B-502.8, et seq.

12 24. Here, Defendants failed to provide the parking space identification sign with
13 the International Symbol of Accessibility. In addition, Defendants failed to provide the
14 signs stating "Minimum Fine \$250" and "Van Accessible." Moreover, Defendants failed
15 to provide the additional sign with the specific language stating "Unauthorized vehicles
16 parked in designated accessible spaces not displaying distinguishing placards or special
17 license plates issued for persons with disabilities will be towed always at the owner's
18 expense..."

19 25. For the parking spaces, access aisles shall be marked with a blue painted
20 borderline around their perimeter. The area within the blue borderlines shall be marked
21 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting
22 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall
23 be painted on the surface within each access aisle in white letters a minimum of 12 inches
24 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §
25 11B-502.3.3.

26 26. Here, Defendants failed to provide a proper access aisle as there were no
27 "NO PARKING" markings painted on the parking surface.
28

1 27. At least one accessible route shall connect accessible building, facilities,
2 elements, and spaces that are on the same site. 1991 ADA Standards § 4.3.2. A public
3 accommodation shall maintain in operable working condition those features of facilities
4 and equipment that are required to be readily accessible to and usable by persons with
5 disabilities by the Act or this part. 28 C.F.R. 35.211(a).

6 28. Here, Defendants failed to provide at least one accessible entrance to the
7 Business as the ground that runs up to the entrance did not have level landing and had a
8 slope that was too steep.

9 29. A public accommodation shall maintain in operable working condition those
10 features of facilities and equipment that are required to be readily accessible to and usable
11 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

12 30. By failing to maintain the facility to be readily accessible and usable by
13 Plaintiff, Defendants are in violation of Plaintiff's rights under the ADA and its related
14 regulations.

15 31. The Business has denied and continues to deny full and equal access to
16 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be
17 discriminated against due to the lack of accessible facilities, and therefore, seeks
18 injunctive relief to alter facilities to make such facilities readily accessible to and usable
19 by individuals with disabilities.

20 **SECOND CAUSE OF ACTION**

21 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

22 32. Plaintiff incorporates by reference each of the allegations in all prior
23 paragraphs in this complaint.

24 33. California Civil Code § 51 states, "All persons within the jurisdiction of this
25 state are free and equal, and no matter what their sex, race, color, religion, ancestry,
26 national origin, disability, medical condition, genetic information, marital status, sexual
27 orientation, citizenship, primary language, or immigration status are entitled to the full
28

1 and equal accommodations, advantages, facilities, privileges, or services in all business
2 establishments of every kind whatsoever.”

3 34. California Civil Code § 52 states, “Whoever denies, aids or incites a denial,
4 or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable
5 for each and every offense for the actual damages, and any amount that may be
6 determined by a jury, or a court sitting without a jury, up to a maximum of three times the
7 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any
8 attorney’s fees that may be determined by the court in addition thereto, suffered by any
9 person denied the rights provided in Section 51, 51.5, or 51.6.

10 35. California Civil Code § 51(f) specifies, “a violation of the right of any
11 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)
12 shall also constitute a violation of this section.”

13 36. The actions and omissions of Defendants alleged herein constitute a denial
14 of full and equal accommodation, advantages, facilities, privileges, or services by
15 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.
16 Defendants have discriminated against Plaintiff in violation of California Civil Code §§
17 51 and 52.

18 37. The violations of the Unruh Civil Rights Act caused Plaintiff to experience
19 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory
20 damages as specified in California Civil Code §55.56(a)-(c).

21 **THIRD CAUSE OF ACTION**

22 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

23 38. Plaintiff incorporates by reference each of the allegations in all prior
24 paragraphs in this complaint.

25 39. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be
26 entitled to full and equal access, as other members of the general public, to
27 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,
28 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,

1 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes
2 of transportation (whether private, public, franchised, licensed, contracted, or otherwise
3 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,
4 places of public accommodations, amusement, or resort, and other places in which the
5 general public is invited, subject only to the conditions and limitations established by
6 law, or state or federal regulation, and applicable alike to all persons.

7 40. California Civil Code § 54.3(a) states, “Any person or persons, firm or
8 corporation who denies or interferes with admittance to or enjoyment of public facilities
9 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an
10 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for
11 the actual damages, and any amount as may be determined by a jury, or a court sitting
12 without a jury, up to a maximum of three times the amount of actual damages but in no
13 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be
14 determined by the court in addition thereto, suffered by any person denied the rights
15 provided in Section 54, 54.1, and 54.2.

16 41. California Civil Code § 54(d) specifies, “a violation of the right of an
17 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also
18 constitute a violation of this section, and nothing in this section shall be construed to limit
19 the access of any person in violation of that act.

20 42. The actions and omissions of Defendants alleged herein constitute a denial
21 of full and equal accommodation, advantages, and facilities by physically disabled
22 persons within the meaning of California Civil Code § 54. Defendants have
23 discriminated against Plaintiff in violation of California Civil Code § 54.

24 43. The violations of the California Disabled Persons Act caused Plaintiff to
25 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for
26 statutory damages as specified in California Civil Code §55.56(a)-(c).

27 //

28 //

FOURTH CAUSE OF ACTION

CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.

44. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

45. Plaintiff and other similar physically disabled persons who require the use of a wheelchair are unable to use public facilities on a “full and equal” basis unless each such facility is in compliance with the provisions of California Health & Safety Code § 19955 et seq. Plaintiff is a member of the public whose rights are protected by the provisions of California Health & Safety Code § 19955 et seq.

46. The purpose of California Health & Safety Code § 1995 et seq. is to ensure that public accommodations or facilities constructed in this state with private funds adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. The code relating to such public accommodations also require that “when sanitary facilities are made available for the public, clients, or employees in these stations, centers, or buildings, they shall be made available for persons with disabilities.

47. Title II of the ADA holds as a “general rule” that no individual shall be discriminated against on the basis of disability in the full and equal enjoyment of goods (or use), services, facilities, privileges, and accommodations offered by any person who owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a). Further, each and every violation of the ADA also constitutes a separate and distinct violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an award of damages and injunctive relief pursuant to California law, including but not limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

FIFTH CAUSE OF ACTION

NEGLIGENCE

48. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

1 49. Defendants have a general duty and a duty under the ADA, Unruh Civil
2 Rights Act and California Disabled Persons Act to provide safe and accessible facilities
3 to the Plaintiff.

4 50. Defendants breached their duty of care by violating the provisions of ADA,
5 Unruh Civil Rights Act and California Disabled Persons Act.

6 51. As a direct and proximate result of Defendants' negligent conduct, Plaintiff
7 has suffered damages.

8 **PRAYER FOR RELIEF**

9 WHEREFORE, Plaintiff respectfully prays for relief and judgment against
10 Defendants as follows:

11 1. For preliminary and permanent injunction directing Defendants to comply
12 with the Americans with Disability Act and the Unruh Civil Rights Act;

13 2. Award of all appropriate damages, including but not limited to statutory
14 damages, general damages and treble damages in amounts, according to proof;

15 3. Award of all reasonable restitution for Defendants' unfair competition
16 practices;

17 4. Reasonable attorney's fees, litigation expenses, and costs of suit in this
18 action;

19 5. Prejudgment interest pursuant to California Civil Code § 3291; and

20 6. Such other and further relief as the Court deems just and proper.

21 **DEMAND FOR TRIAL BY JURY**

22 Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby
23 demands a trial by jury on all issues so triable.

24
25 Dated: August 30, 2023

SO. CAL. EQUAL ACCESS GROUP

26
27 By: /s/ Jason J. Kim
Jason J. Kim, Esq.
28 Attorneys for Plaintiff